31. SILO SHED

NON CONTRIBUTING
1966

Foundation System: concrete slab and piers
Condition: fair
Notes: none

Structural System: 4x6 square poles on feed roof
2x4 wood frame on shed
Condition: fair
Notes: none

Cladding System: metal siding
Condition: poor
Notes: rusted, some pieces torn or falling off

Roof System: rafters with metal roofing
Condition: fair
Notes: some joists falling off on feed roof

Plumbing: none

Electrical: none

HVAC: none

Accessibility: none, could be made ADA accessible.

Historical Value: While not a contributing member of original farmstead, it is visually integrated into the group of silo buildings in the Northwest corner of the farm.

Possible New Use:
- Scenographic - Educational
- Rental Shelter
- Public Shelter
- Educational Shelter

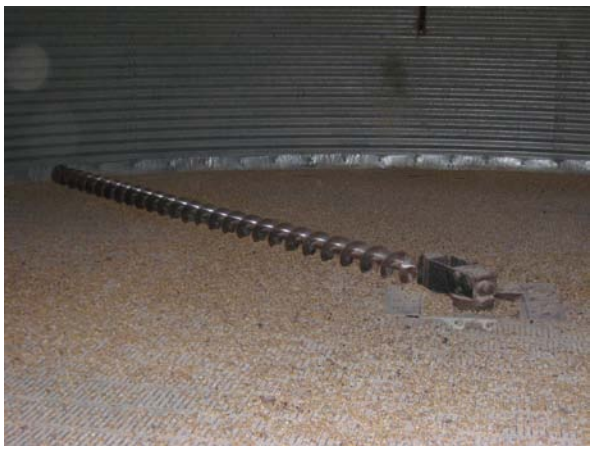
Approximate capacity: 125 people

FCAP Recommendation: repair or replace floor, trim, and wood framing; reattach and seal metal siding and roofing
FCAP Cost: $3,500
FCAP: Priority: Immediate

ECA Recommendation & Opinion of Project Cost:
1. Same as FCAP: $3,500
2. For assembly spaces leave open air, no AC, no plumbing. Add only fans and electric: $8,000

32. GRAIN BIN

NON CONTRIBUTING
1976



Foundation System: slab on grade
Condition: fair
Notes: none

Structural System: self supporting corrugated metal, tension ring at top
Condition: fair
Notes: none

Cladding System: corrugated metal
Condition: poor
Notes: rusting

Roof System: metal
Condition: fair
Notes: rusting

Plumbing: none

Electrical: untested

HVAC: none

Accessibility: none, could be made ADA accessible with difficulty

Historical Value: While not a contributing structure to the original farmstead, it is an integral part of the farm and has a strong iconic value as a recognizable farming structure.

Possible New Use:
- Scenopgrahic
- Educational: controlled viewing of inside

Approximate dimensions: 24' diameter, 20' high

FCAP Recommendation: replace metal walls and roof
FCAP Cost: $20,000
FCAP: Priority: 5 years
Note: FCAP report says "grain bin is in good condition", then recommends replacing the walls and roof which would mean rebuilding the entire grain bin

ECA Recommendation & Opinion of Project Cost:
1. Repair exterior, trim foliage, create secured viewing: $6,000

38. STORAGE SHED

NON CONTRIBUTING
1945

Foundation System: slab on grade
Condition: good
Notes: none

Structural System: steel rigid frame
Condition: good
Notes: none

Cladding System: metal siding
Condition: good
Notes: none

Roof System: steel rigid frame, roofing system not visible (probably membrane)
Condition: good
Notes: low slope on roof

Plumbing: unknown

Electrical: yes

HVAC: unknown

Accessibility: yes

Historical Value: None

Possible New Use:
- Storage
- Maintenance facility

FCAP Recommendation: upgrade electrical systems to meet code
FCAP Cost: $1,875
FCAP: Priority: Immediate

ECA Recommendation & Opinion of Project Cost:
1. Same as FCAP: $1,875
2. Build fence and plant screening to enclose maintenance facility: $14,000

47. PACK HOUSE

CONTRIBUTING
1940

Foundation System: concrete block piers, concrete apron with crawl space. Wood floor over joists.
Condition: fair
Notes: holes in apron on north side

Structural System: 2x8 wood frame
Condition: fair
Notes: 2 stories (bowed 2nd story floor)

Cladding System: vertical metal 5V siding
Condition: fair
Notes: none

Roof System: joists and rafters with metal 5V roofing
Condition: fair
Notes: none

Plumbing: none

Electrical: none, cut off (see bottom left photo)

HVAC: none

Accessibility: none, West side could easily be made ADA accessible, East side could be made ADA accessible with difficulty.

Historical Value: Has value as a contributing member of the agricultural complex but is rather remote.

Possible New Use:
- Scenographic
- Storage

Approximate dimensions: 24' x 30'

FCAP Recommendation: replace roof, wood door, and windows; repair metal siding
FCAP Cost: $45,000
FCAP: Priority: 5 years

ECA Recommendation & Opinion of Project Cost:
1. Clean debris out of inside, cut back over grown trees in drip line, repair exterior only, and secure: $30,000
2. Demolish: $5,000

48. BULK TOBACCO BARN

NON CONTRIBUTING
1970

Foundation System: concrete block, dirt floor
Condition: fair
Notes: cracking

Structural System: 2x4 wood frame inside, 2x8 doubled porch posts
Condition: good

Cladding System: vertical metal siding
Condition: fair
Notes: overgrowth of plants may be hiding damage and causing wear on siding

Roof System: joists and rafters with metal roofing
Condition: fair
Notes: none

Plumbing: none

Electrical: none

HVAC: none

Accessibility: yes (under shed), there is a raised threshold between shed and barn which could be made ADA accessible but could be unsightly if only a ramp were used. We'd prefer to either view the interior from the shed at the threshold or raise the grade.

Historical Value: While not a contributing member of the localized farmstead its aesthetic fits in well with other historic buildings and visually anchors the intersection, and helps to tell the story of the larger farmstead.

Possible New Use:
- Scenographic
- Visitor Contact Station
- Educational - for approximately 40 students

Approximate dimensions: barn 24' x 16', shed 16' x 16', concrete pad 24' x 16'

FCAP Recommendation: clear debris from around barn; reattach and seal metal roof panels; repaint swinging plywood doors; repair side eaves
FCAP Cost: $3,000
FCAP: Priority: Immediate

ECA Recommendation & Opinion of Project Cost:
1. Remove overgrowth, repair exterior, repair doors: $4,000
2. Unstaffed, unconditioned visitor contact station (orientation and educational signage, benches, gravel path only): $5,000. 3. Add slab on grade: $3,000

48. BULK TOBACCO BARN

DETAIL NOTES:
1. inside of barn
2. back of barn with broken door
3. siding and overgrowth
4. adjacent concrete pad to East

1

2

3

4

51. WORKER'S HOUSE #4

CONTRIBUTING
1925, 1962-1964

GENERAL OBSERVATIONS

Foundation System: concrete block
Condition: fair
Notes: cracks

Structural System: 2x4 wood frame
Condition: fair
Notes: none

Cladding System: horizontal wood board (painted)
Condition: fair
Notes: chipping, areas of rot

Roof System: joists and rafters with 5V metal roofing
Condition: fair
Notes: chimney is in fair condition

Interior Finishes: carpet and painted gypsum board
Condition: fair to poor
Notes: carpets need replacing and walls need new paint

Plumbing: yes

Electrical: yes

HVAC: air conditioner (heat-pump) tucked under crawl space

Accessibility: none, could be made ADA accessible

Historical Value: Although it's designated as a contributing building, given its location and building date it does not add any signifigant functional or scenic quality to the homestead.

Possible New Use:
- Park Offices
- Ranger Residence
- Artisan Residence

FCAP Recommendation: replace deteriorated porch flooring, exterior siding and trim; repaint siding and trim; scrape, sand, clean, seal, and repaint metal roof; install insulation at the floor system crawl space
FCAP Cost: $55,000
FCAP: Priority: Immediate

FCAP Recommendation: replace all plumbing and HVAC equipment; check carbon monoxide levels before reoccuping building
FCAP Cost: $25,000
FCAP: Priority: 1 year

ECA Recommendation & Opinion of Project Cost:
1. Exterior repairs only: $55,000
2. Interior repairs (ready for ranger residence): additional $25,000

51. WORKER'S HOUSE #4

DETAIL NOTES:
1. screen porch ceiling and growth
2. porch ceiling
3. AC unit
4. doorway rot

1

2

3

4

52. WORKER'S HOUSE #4 GARAGE

CONTRIBUTING
1930

GENERAL OBSERVATIONS

Foundation System: concrete block and masonry
Condition: poor
Notes: cracking, some bricks dislodged causing structural damage to wood structure

Structural System: 2x4 wood frame
Condition: poor
Notes: South wall has come off foundation

Cladding System: horizontal wood boards (painted)
Condition: fair
Notes: chipping

Roof System: joists and rafters with metal roofing
Condition: fair
Notes: none

Plumbing: none

Electrical: none

HVAC: none

Accessibility: yes

Historical Value: Although it's designated as a contributing building, given its location and building date it does not add any signifigant functional or scenic quality to the homestead.

Possible New Use:
- Scenographic
- Storage
- Demolition
- Ranger Residence Storage

FCAP Recommendation: unclear
FCAP Cost: unknown
FCAP: Priority: unknown

ECA Recommendation & Opinion of Project Cost:
1. Demolition: $1,000
2. Reseat on foundation, repair exterior, make secure: $3,000

52. WORKER'S HOUSE #4 GARAGE

DETAIL NOTES:
1. wall completely off foundation
2. wall coming off foundation

1

2

57. NORTH PASTURE TOBBACCO BARN #1

CONTRIBUTING
1937-1938

Foundation System: dirt
Condition: fair
Notes: none

Structural System: CMU block
Condition: fair
Notes: none

Cladding System: raw block
Condition: fair
Notes: tree growing on North side may cause deterioration over time

Roof System: 2x4 rafters with metal roofing
Condition: poor
Notes: rotten rafters and large holes in roof (see photos

Plumbing: none

Electrical: none

HVAC: none

Accessibility: yes

Historical Value: As a contributing member of the farmstead with a specific function as a tobacco drying barn with some of the drying structure still in place the building has significant historic value.

Possible New Use:
- Scenographic - exterior only
- Education
- Camping Covering
- Restroom and shower house for campers

Approximate dimensions: 16' x 16', 16.5' high

FCAP Recommendation: replace roof; install doors on openings; restore tier poles and tobacco barn to period architecture
FCAP Cost: $10,000
FCAP: Priority: Immediate

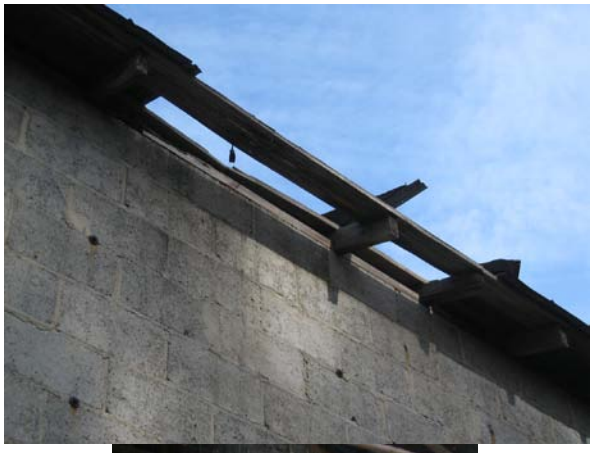
ECA Recommendation & Opinion of Project Cost:
1. Repair roof, clear brush away, add pathway: $6,000
2. Add restrooms and showers: $40,000-$90,000 (depending on access to water, sewer, septic) (Alternative means are possible such as compositing toilets and solar hot water and could reduce costs as well as add to the environmental educational aspects of the campground)

57. NORTH PASTURE TOBACCO BARN #1

DETAIL NOTES:

1. exterior roof, missing boards
2. interior space, low entrance, drying boards
3. roof structure, rot and holes

1



2

3

58. NORTH PASTURE TOBACCO BARN #2

CONTRIBUTING
1939-40

Foundation System: dirt
Condition: fair
Notes: none

Structural System: CMU block
Condition: good
Notes: none

Cladding System: raw block
Condition: good
Notes: tree growing on North side may cause deterioration over time

Roof System: 2x4 rafters, metal roofing with opening along ridge
Condition: good
Notes: roof must be patched soon or it will quickly fall into disrepair

Plumbing: none

Electrical: none

HVAC: none

Accessibility: yes

Historical Value: As a contributing member of the farmstead with a specific function as a tobacco drying barn with some of the drying structure still in place the building has significant historic value.

Possible New Use:
- Scenographic - exterior only
- Education
- Camping Shelter
- Camping showers + bathrooms

Approximate dimensions: 16' x 16', 16.5' high

FCAP Recommendation: replace roof; install doors in openings; restore tier poles and tobacco barn to period architecture
FCAP Cost: $10,000
FCAP: Priority: Immediate

ECA Recommendation & Opinion of Project Cost:
1. Repair roof, clear brush away, add pathway: $5,000
2. Add restrooms and showers: $40,000-$90,000 (depending on access to water, sewer and septic)
Alternative means are possible such as solar hot water which may add to the environmental educational aspects of the campground but will not reduce the renovation costs.

58. NORTH PASTURE TOBACCO BARN #2

DETAIL NOTES:
1. roof detail
2. interior space and drying boards

1 

2 

APPENDIX C: SOIL TYPES AND DESCRIPTIONS

Long Valley Farm

(AaA) Altavista fine sandy loam (0-3 percent slope) is found on terraces along the Cape Fear River and Lower Little River. It is moderately well drained with moderate permeability and medium water capacity. The seasonal high water table is 1.5 to 2.5 feet and is subject to rare flooding.

(BaB) Blaney loamy sand (2-8 percent slope) is found on side slopes and narrow ridges of the uplands. It is a well-drained soil with moderate permeability and a low water capacity. There is a moderate erosion hazard.

(BaD) Blaney loamy sand (8-15 percent slope) is found on the sides of the uplands. It is a well-drained soil with moderate permeability and a low water capacity. There is a severe erosion hazard if soils are exposed.

(CaB) Candor sand (0-8 percent slope) is found on broad areas and to some extent on rounded side slopes of uplands. It is somewhat excessively drained with moderate permeability and very low water capacity.

(Co) Coxville loam is nearly level and is found on broad, smooth flats and in shallow depressions on uplands. It is poorly drained with moderate permeability. The seasonal high water table is at or near the surface during the winter and early spring. Depression areas of the soil may be ponded after heavy rains. This soil is poorly suited to most recreational uses.

(De) Deloss loam is nearly level and is found on terraces in the Cape Fear River and Lower Little River and their tributaries in Cumberland County. It is very poorly drained with moderate permeability. The seasonal high water table is at or near the surface during winter and early spring and is subject to rare flooding. It is poorly suited to recreational use.

(GdB) Gilead loamy sand (2-8 percent slope) is found on side slopes along streams in uplands. It is moderately well drained with a moderately slow to slow permeability and a medium to high water capacity. It is susceptible to erosion.

(GdD) Gilead loamy sand (8-15 percent slope) is found on upland side slopes. It is moderately well drained with moderately slow to slow permeability. There is a severe hazard of erosion where soil is exposed. The water table is perched and is located 1.5 to 2.5 feet below the surface.

(GoA) Goldsboro loamy sand (0-2 percent slope) is found on broad, smooth flats of uplands. It is moderately well drained with moderate permeability and medium water capacity. The seasonal high water table is at a depth of two to three feet during winter and early spring.

(JT) Johnston loam is close to level. It is found along major drainage ways. It is very poorly drained with moderately rapid permeability in the upper part of the soil and rapid in the lower part. It has a seasonal high water table that is at or above the soil surface most of the year and is subject to frequent flooding.

(Pa) Pactolus loamy sand is nearly level and is found on broad, smooth flats of uplands and on terraces of small streams. It is moderately well drained with rapid permeability and low water capacity. The seasonal high water table is one and one half to three feet below the surface during winter and early spring. It is subject to rare flooding.

(Ra) Rains sandy loam is nearly level and is found on broad, smooth flats and in shallow depressions of uplands. It is poorly drained with moderate permeability. Its seasonal high water table is near the surface during winter and early spring. It is poorly suited to recreational use.

(Ro) Roanoke and Wahee loams are nearly level and are found on low flats and in depressions or along drainage ways of terraces. They are poorly drained soils with slow permeability. The seasonal high water table is at or near the surface during winter and early spring. Surface runoff is slow which results in ponding during wet periods. Some areas of these soils are subject to flooding. They are poorly suited for recreational purposes.

(TaB) Tarboro loamy sand (0-6 percent slope) is found on terraces of the Cape Fear River, Rockfish Creek, and Lower Little River in Cumberland County. It is somewhat excessively drained with rapid permeability and low water capacity. It is subject to rare flooding.

(VgE) Vaucluse-Gilead loamy sands (15-25 percent slope) is found on long, narrow side slopes of uplands. It has moderately slow to slow permeability with a low to medium water capacity.

(W) Water.

(WaB) Wagram loamy sand (0-6 percent slope) is found on broad, smooth flats and side slopes of uplands. It is well drained with moderately rapid permeability. It has a low to medium water capacity.

(Wh) Wehadkee loam is frequently flooded

(WmB) Wickham fine sandy loam (1-6 percent slope) is found on slightly convex ridges of stream terraces along the Cape Fear River, Lower Little River, and Rockfish Creek in Cumberland County. It is well drained with moderate permeability and medium water capacity. There is moderate erosion hazard and the soil is subject to rare flooding.

Sandhills

(BbB) Blaney loamy sand (2-8 percent slope) is found on side slopes and narrow ridges of the uplands. It is a well-drained soil with moderately slow permeability with a low water capacity. There is a moderate erosion hazard.

(BbD) Blaney loamy sand (8-15 percent slope) is found on the sides of the uplands. It is a well-drained soil with moderate permeability and a low water capacity. There is a severe erosion hazard if soils are exposed.

(CaB) Candor sand (1-8 percent slope) is found on broad areas and to some extent on rounded side slopes of uplands. It is somewhat excessively drained with moderate permeability and very low water capacity.

(DhA) Dothan loamy sand (0-2 percent slope) is found on broad, smooth flats of uplands. It is well drained with moderate permeability in the upper part of the subsoil while moderately slow in the lower part. The water capacity is medium. There is a seasonal water table of three to five feet below the surface.

(FuB) Fuquay sand (0-4 percent slope) is found on broad flats of uplands. It is well drained with moderate permeability in the upper part of the subsoil and slow in the lower part. It has a low water capacity.

(GdB) Gilead loamy sand (2-8 percent slope) is found on side slopes along streams in uplands. It is moderately well drained with a moderately slow to slow permeability and a medium to high water capacity. It is susceptible to erosion.

(GdD) Gilead loamy sand (8-15 percent slope) is found on upland side slopes. It is moderately well drained with moderately slow to slow permeability. There is a severe hazard of erosion where soil is exposed. The water table is perched and is located one and 1.5 to 2.5 feet below the surface.

(JT) Johnston loam is close to level. It is found along major drainage ways. It is very poorly drained with moderately rapid permeability in the upper part of the soil and rapid in the lower part. It has a seasonal high water table that is at or above the soil surface most of the year and is subject to frequent flooding.

(LaB) Lakeland sand (1-8 percent slope) is found on broad ridges of uplands and rims of bays. It is excessively drained with very rapid permeability and a low water capacity.

(Ra) Rains sandy loam is nearly level and is found on broad, smooth flats and in shallow depressions of uplands. It is poorly drained with moderate permeability. It's seasonal high water table is near the surface during winter and early spring. It is poorly suited to recreational use.

(TR) Torhunta and Lynn Haven soils are nearly level and are found on low flats and in slight depressions of the uplands. They are very poorly drained with moderate to moderately rapid permeability. The seasonal high water table sits at or near the surface for low periods during the winter and early spring. Ponding can occur in some areas and they are subject to rare flooding. They are poorly suited to recreational use.

(VaB) Vaucluse loamy sand (2-8 percent slope) is found on side slopes and narrow ridges of uplands. It is well drained with a moderately slow permeability in the upper part of the subsoil and slow in the lower part. It has a low water capacity.

(VaD) Vaucluse loamy sand (8-15 percent slope) is found on side slopes of uplands. It is well drained with moderately slow permeability in the upper part of the subsoil and slow in the lower part. There is a severe erosion hazard where the soil is exposed.

(VgE) Vaucluse-Gilead loamy sands (15-25 percent slope) is found long, narrow side slopes of uplands. It has moderately slow to slow permeability with a low to medium water capacity.

(W) Water.

Carvers Falls

(BaB) Blaney loamy sand (2-8 percent slope) is found on side slopes and narrow ridges of the uplands. It is a well-drained soil with moderately slow permeability with a low water capacity. There is a moderate erosion hazard.

(BaD) Blaney loamy sand (8-15 percent slope) is found on the sides of the uplands. It is a well-drained soil with moderate permeability and a low water capacity. There is a severe erosion hazard if soils are exposed.

(DgA) Dogue fine sandy loam (0-2 percent slope) is found on terraces along the Cape Fear River and Lower Little River in Cumberland County. This soil has moderately slow permeability and medium water capacity. The soil is subject to rare flooding with a seasonal high water table of two to three feet below.

(DpA) Duplin sandy loam (0-3 percent slope) is found on broad flats of uplands. This soil is moderately well drained with moderately slow permeability and medium to high water capacity. It has a seasonal high water table of two to three feet below the surface. It has moderate shrink-swell potential.

(GdB) Gilead loamy sand (2-8 percent slope) is found on side slopes along streams in uplands. It is moderately well drained with a moderately slow to slow permeability and a medium to high water capacity. It is susceptible to erosion.

(GdD) Gilead loamy sand (8-15 percent slope) is found on upland side slopes. It is moderately well drained with moderately slow to slow permeability. There is a severe hazard of erosion where soil is exposed. The water table is perched and is located 1.5 to 2.5 feet below the surface.

(VgE) Vaucluse-Gilead loamy sands (15-25 percent slope) is found long, narrow side slopes of uplands. It has moderately slow to slow permeability with a low to medium water capacity.

D PUBLIC INPUT RESULTS

Overview

The following Appendix includes public comments received during the planning process.

Mapping Comments from the Public Input Meeting:

The following comments were written on maps displayed at the Public Meeting on August 30,2010. The comments are reproduced here exactly as they were written.

Concept One:

Sandhills:

1. Prefer no parking here (2nd trail entrance on Johnson Farm Rd.)
2. No park
3. Buffer (area around Pine Valley Neighborhood)
4. Public entrance, closer to fishing on McCloskey Rd.
5. Horse Trails
6. No parking area on Johnson Farm Rd. Dangerous road area and too close to Pine Valley Homes
7. Parking closer to water access to fishing and away from community.
8. Entrance should be here (McCloskey)
9. Camping/hiking should be on this side by water (peninsula)
10. What is the buffer to subdivision? (Pine Valley)
11. Buffer around Pine Valley
12. No – to entrance on Johnson Farm Rd.
13. Happy but cautious – Pine Valley Farm resident
14. Horse trails!
15. No parking area on Johnson Farm Rd. Dangerous road area and too close to Pine Valley
16. Parking closer to water – access to fishing and away from community
17. Deer population control. Agriculture – Pick your own berries

No specific Long Valley Farm comments.

Concept Two:

Sandhills:

1. This entrance is too close to Pine Valley neighborhood and the road is on a dangerous curve.
2. Educational Connection to schools and groups (boy scouts, girl scouts)
3. Recreation activities geared to community groups

4. Walkways going over eco-sensitive areas for protection.
5. Horse trails!!
6. Camping – fires
7. Property access from McCloskey
8. Horse trails at Sandhills
9. No access on Johnson Farm Road next to Pine Valley community
10. Provide another access in an area not close to a community/house
11. No to park entrance on Johnson Farm near Pine Valley Farm
12. No tent/trailer camping or fishing access off of Johnson Farm Rd.
13. There is a private paddle access near 210 on the Little River
14. Horse trails!

Concept Three:

Long Valley Farm:

1. Add bicycle/bicycle rental to Long Valley Farm
2. There is a redevelopment project LEED/LID south of the Little River
3. There is a future town park at the Mutzberg property south of Little River
4. a WWTP owned by Town of Spring Lake south of Little River that can provide graywater reuse service to park – use for irrigation and flush for toilets
5. Helicopter landing (?)
6. Land navigation, foot traffic (?)

Sandhills:

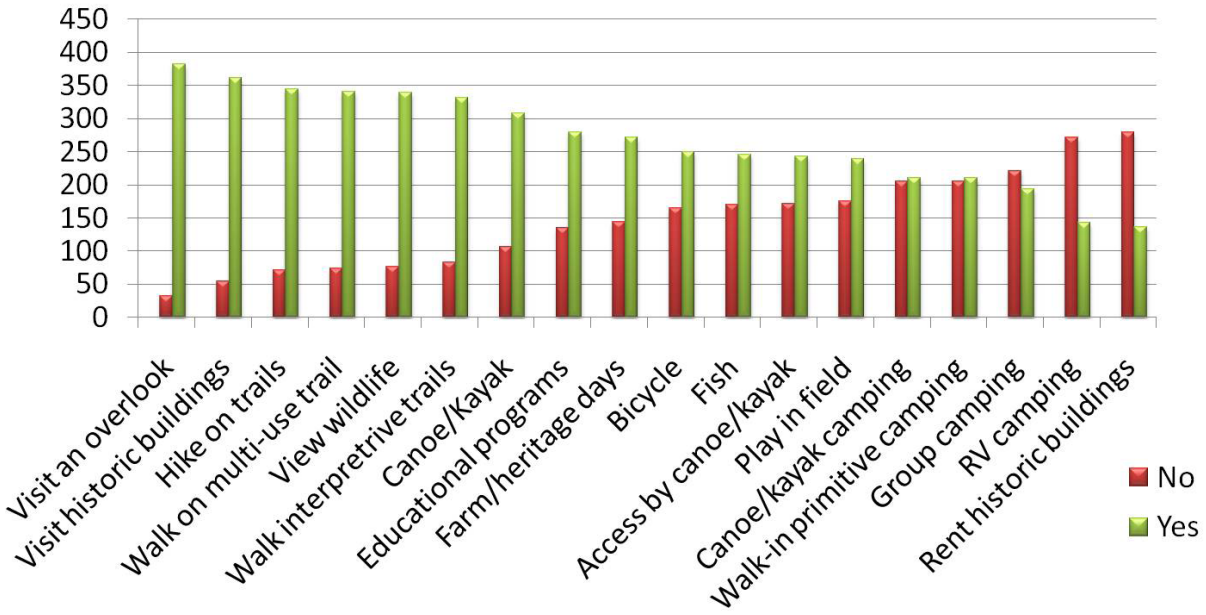
1. No to entrance by Pine Valley
2. One PVF resident “Thrilled!”
3. Primitive camping at Sandhills in west is great for scouts
4. entrance on McClosky Rd. desired
5. Add bicycle to things to do at Sandhills
6. Entrance and camping close to homes
7. Best concept!
8. People are already riding horses on this property.
9. Maintain land as natural as possible. No paved roads – multi use trails for horseback/biking/hiking good for insect, snake, etc. collecting.

10. Public horse trails!
11. This entrance is too close to the Pine Valley neighborhood and the road is on a dangerous curve.
12. Sanitary sewer easement N to S from Eliot Farm Rd. to the South. Please regard in your plan. It is on the public record – Don Broadwell.
13. Horse trails!
14. Historic preservation provides diverse opportunities for education and environmental protection and sustainment. While not typically thought of in discussions of "environment," historic properties are a significant piece of our built environment, our cultural environment, and our human environment.
15. Well planned, self-guided trails and outdoor environmental education can go a long way versus an expensive visitor center
16. Boat rentals – check plus
17. Group camping – check plus
18. Multi-use trail
19. Cape Fear access would be great.

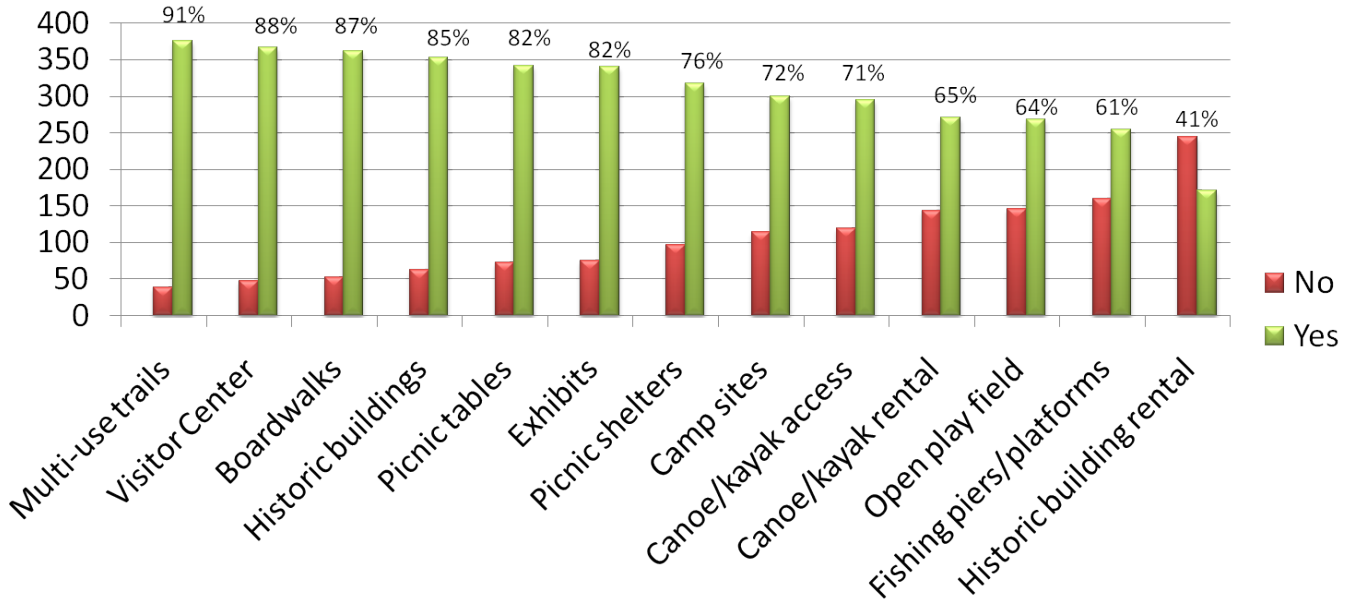
Public Survey Results

The Carvers Creek State Park Survey was available online, as well as in hard copy format. Survey was out for public input from August 31, 2010 to September 27, 2010. A total of 415 responses were collected.

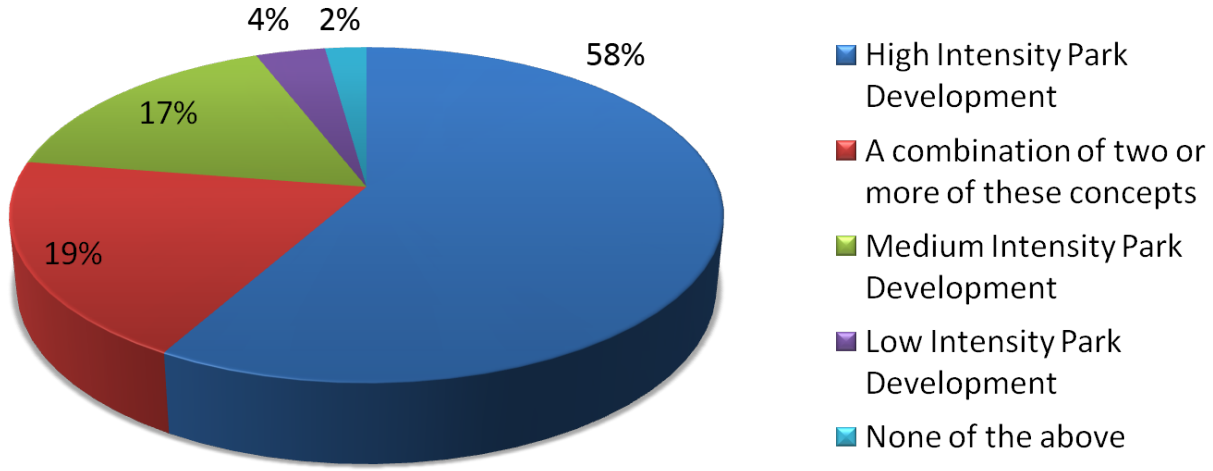
Question one: Which activities would you and your family participate in at Carvers Creek State Park if these activities were offered?



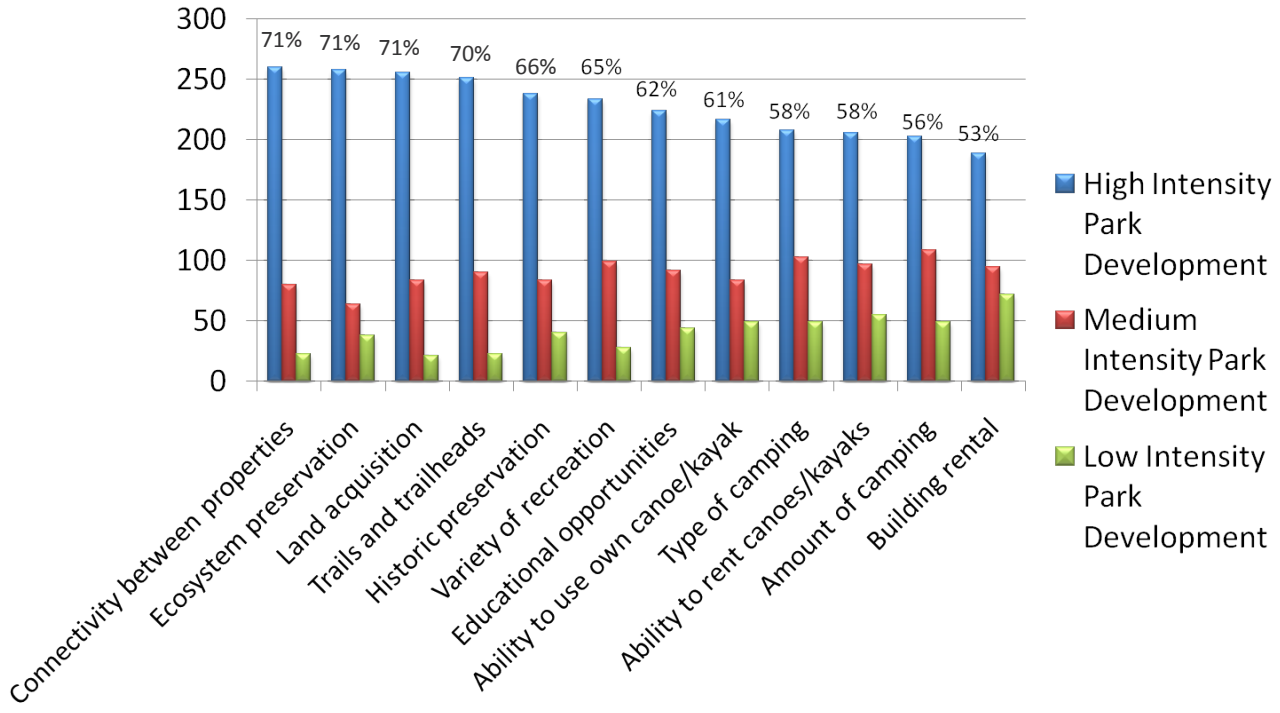
Question Two: What facilities would you and your family utilize at Carvers Creek State Park?



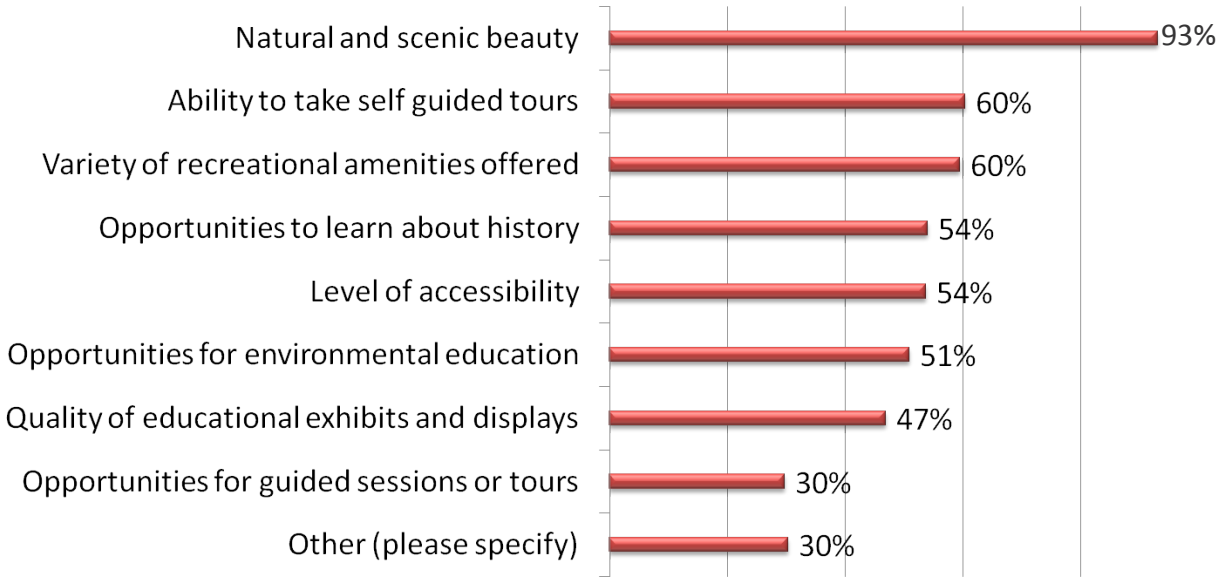
Question Three: When thinking about the planning for Carvers Creek State Park, which of these three individual concepts best matches your preference for activities, facilities, connectivity and land acquisition?



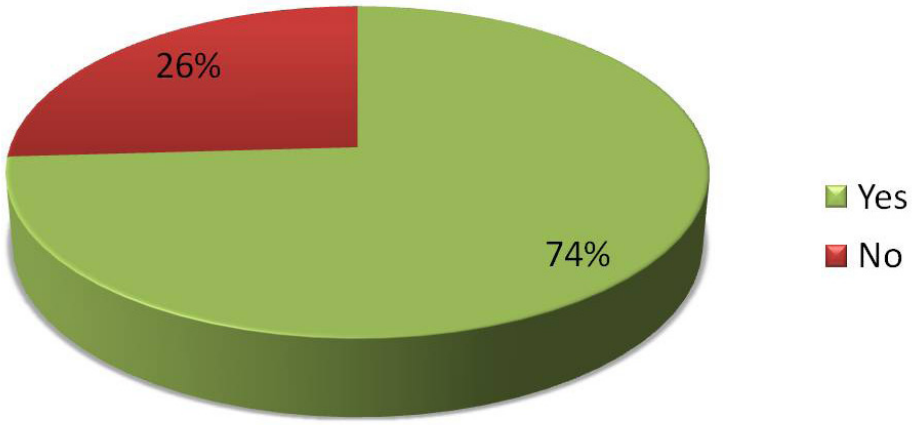
Question Four: After reviewing the three concepts and their descriptions, circle the one concept that best matches your preferences in the following categories:



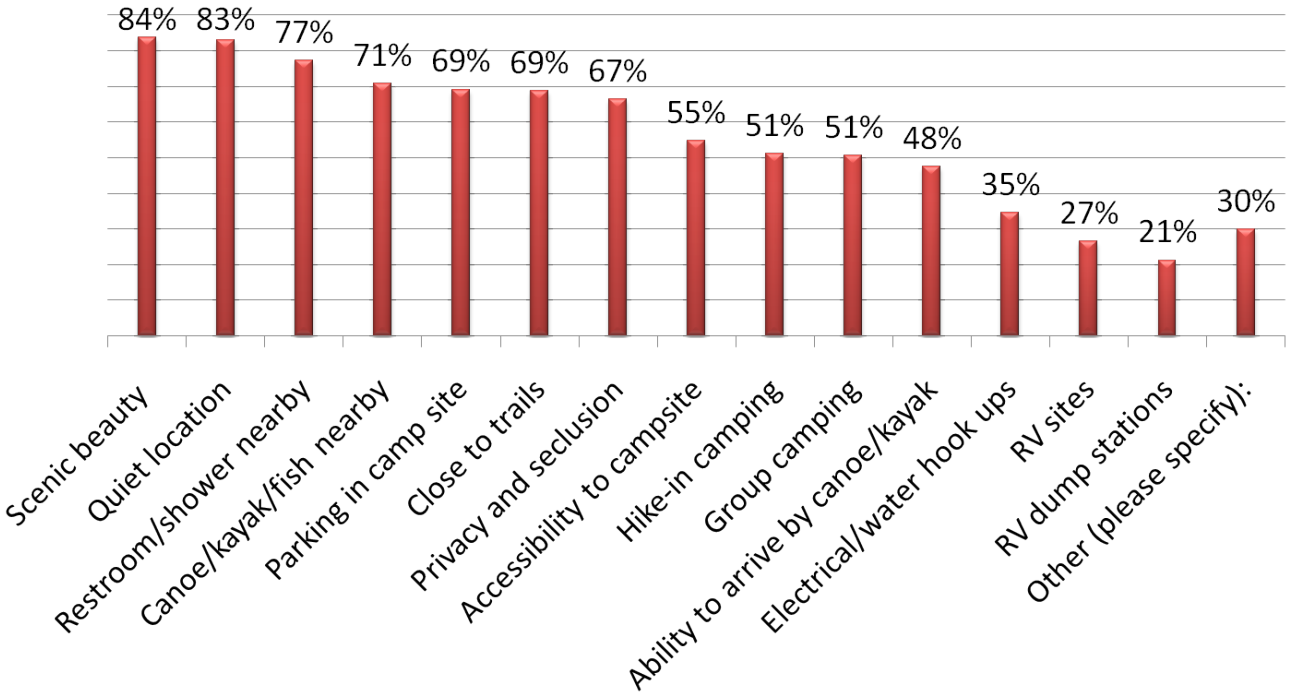
Question Five: What are the most important items that make for an enjoyable visit to a state park for you and your family?



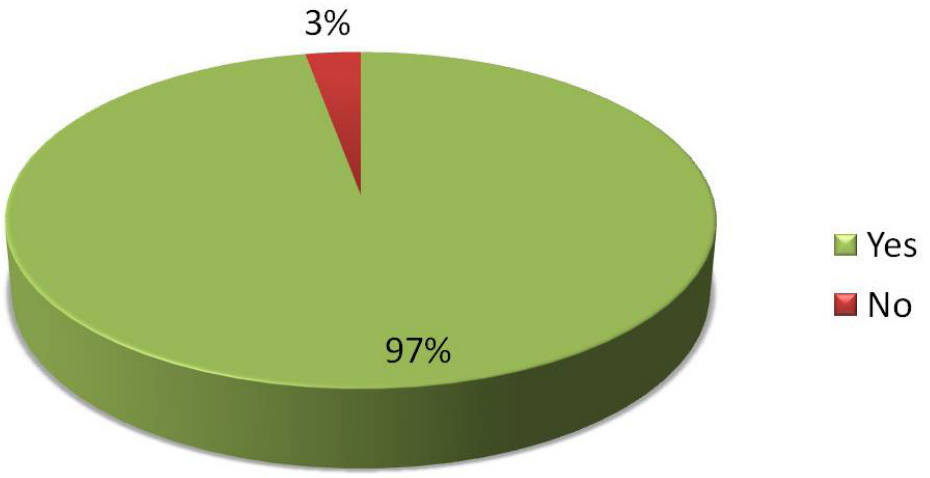
Question Six: Would you be interested in camping at Carvers Creek State Park?



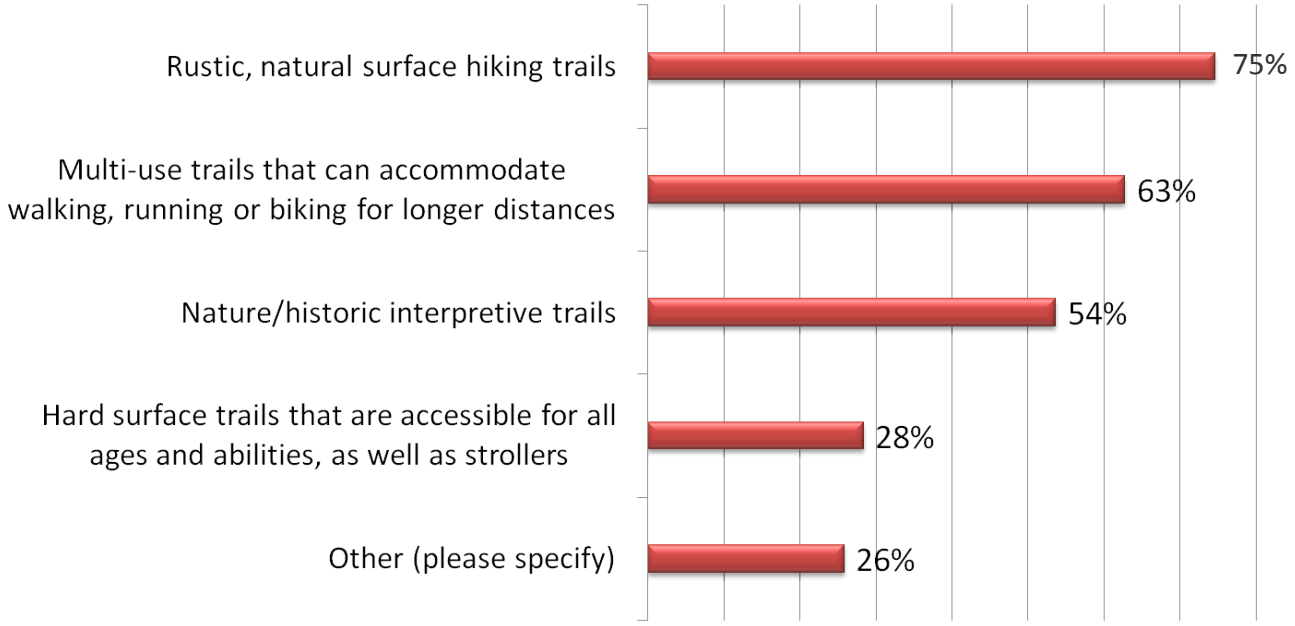
Question Seven: If you are interested in camping, please tell us more about your preferences. What are the most important features for a quality camping experience?



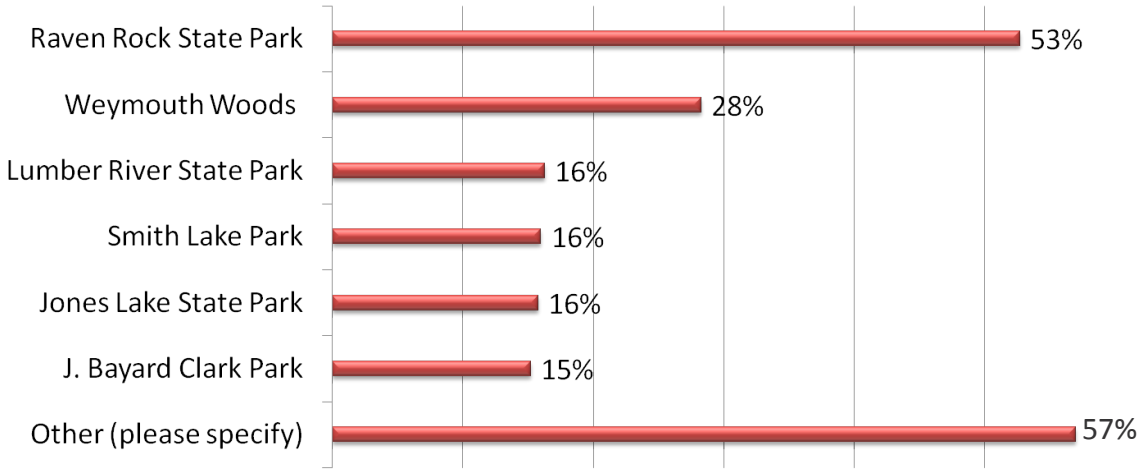
Question Eight: Do you and your family plan to use trails at Carvers Creek State Park?



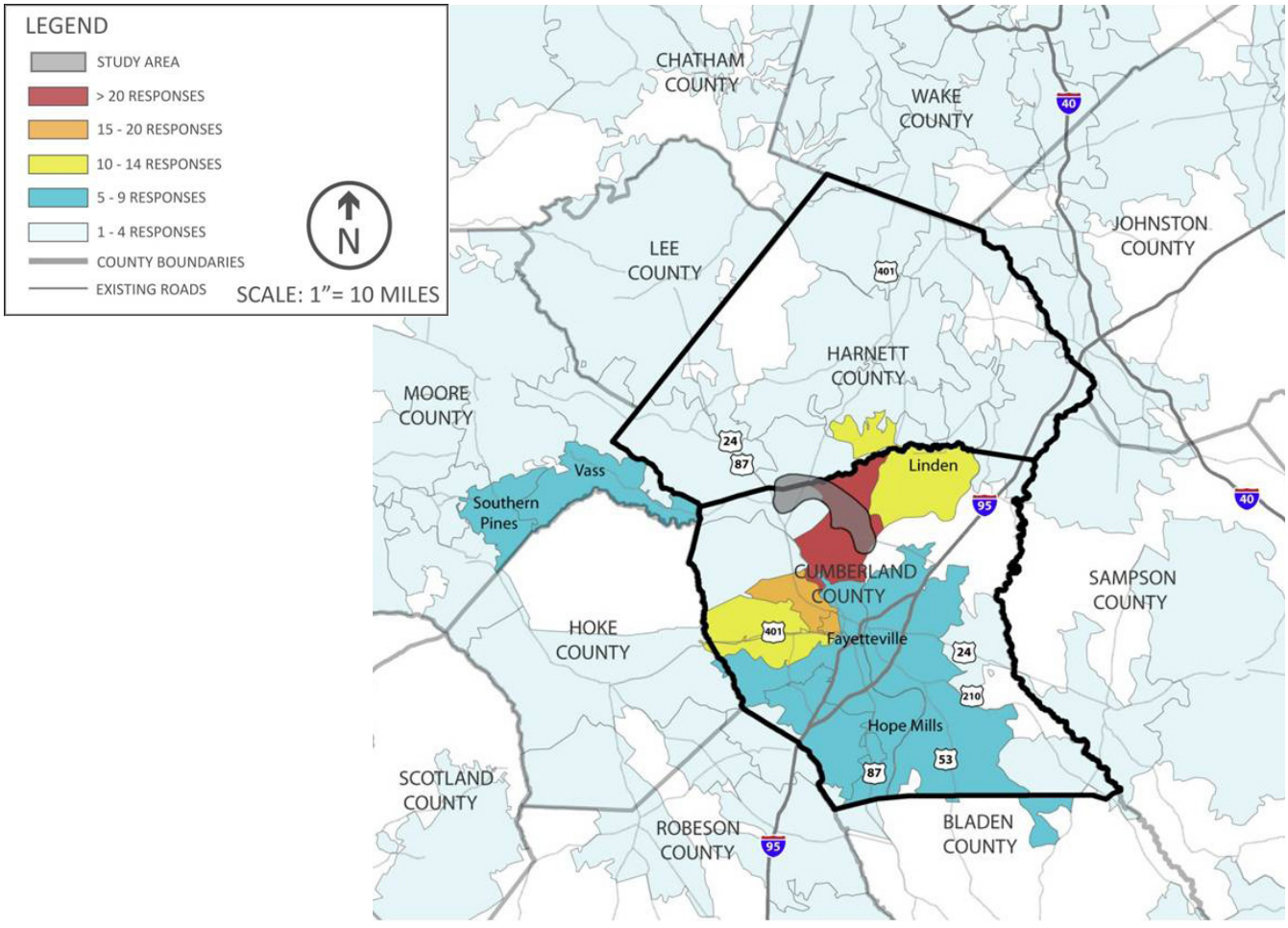
Question Nine: If yes, what type of trails do you prefer?



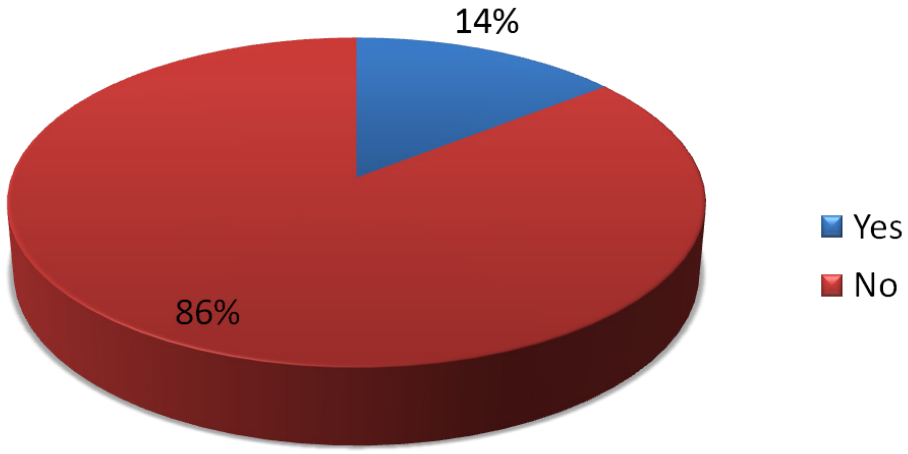
Question Ten: Which local, state or national parks do you and your family visit frequently now?



Question Eleven: So we will have an idea of how far you live from the study area, please supply your zip code:



Question Twelve: Have you visited Long Valley Farm in the past?



If yes, do you have any photos, memories or stories you would like to share?

"My grandfather, Luther Jackson, worked for Percy Rockefeller at the Long Valley Farm location. . . I have artifacts that I would love to have displayed at the State Park. These artifacts belonged to and were used by my grandparents when they lived and worked for the Rockefeller's. It would be a wonderful way to share with others a little bit of history."

"My father grew up on Long Valley Farm. I played and rode my bicycle there as a boy. I am looking forward to enjoying spending more time there with my kids and grandkids."

"I used to take Girls Scouts camping at Carvers Creek back in the mid seventies and it was a great place."

APPENDIX E: FCAP REPORT

REPORT: PROPERTY AT SR 1451 (MANCHESTER ROAD), LONG VALLEY FARMS, SPRING LAKE N.C.

On site surveys were completed on 1-07-08 and 1-08-08.

This is a potential property purchase/transfer to the State of North Carolina. The following is a list of major deficiencies for the buildings observed at the time of inspection. This list does not contain telecommunication deficiencies.

Note: Should the buildings be considered for public use, ADA accessibility issues would apply (i.e. designated, accessible parking location, suitable ramp and access to and through structure, along with an accessible restroom).

1. Long Valley Farm Seat Complex (1)

The farm seat complex is located at the south end of the mill pond. It is a wood framed structure with masonry foundation in the form of brick. The building has an asbestos (assumed) shingled gable roof with horizontal asbestos (assumed) wood grained siding. The structure has wood doors and wood framed, single pane windows. The interior is, for the most part, composed of wood paneled walls, wood flooring and wood panel doors. The structure was noted as being constructed in 1937 and 1938.

G-1. Renovation and Restoration of Farm Seat Complex
Estimated Cost: $650,000
Priority: 5 Years

The main farmhouse was built in 1936 and is the centerpiece of Long Valley Farm. The structure is in poor condition. It is a two story wood framed structure that appears to have been without any major renovation since construction. The trim and exterior envelope are showing signs of deterioration. It is recommended that the structure be renovated and restored to period architecture. The renovation and restoration should include full replacement of all electrical, mechanical, plumbing, HVAC and similar components. Asbestos abatement may also be necessary.

Key features of the complex are:

- seven fireplaces with five chimneys
- exterior siding, including a very early version of masonite
- original bathrooms and fixtures
- original plumbing
- 'glassed in' second floor porch with louver windows (no longer operable)
- original wood doors and windows
- plank flooring, ceilings, walls
- some plaster walls and ceilings
- mostly original electrical wiring
- wood shingle roof (near end of useful life)
- wood fence around property

M-1. Complete Mechanical and Plumbing Renovation
Estimated Cost: $300,000
Priority: Immediate

The main farmhouse has steam heat with no air conditioning. All mechanical systems are badly aged and corroded. The fuel oil fired boiler, producing 15 psig steam, is obsolete. Fuel oil and steam piping under and within the house is questionable in terms of safety and reliability. Loss of the heating system in freezing weather could result in ruptures in the potable water piping system, as well as flooding. The electric hot water heater in the basement is beyond its normal service life. There is also an underground fuel oil tank in the yard.

It is recommended that the fuel oil fired boiler and electric hot water heater be replaced. It is also recommended that the underground fuel oil tank be checked for oil leakage.

2. Tractor Shed (16)

The tractor shed is located adjacent to the new farm manager's house. It is a typical pole barn structure, with manufactured wood trusses and a metal panel roof. The eaves are also metal paneled. The structure was noted as being constructed in 1992.

The structure is generally in very good condition. No repairs or renovations are recommended at this time.

3. Springhouse (2)

The springhouse is located at the main farm seat. It is a wood framed and wood sheathed structure with masonry foundation and has a pyramidal hip roof with asphalt shingles. The structure also has a wood door and a poured concrete box extending across back.

G-2. Repair and Restoration of Springhouse
Estimated Cost: $6,000
Priority: Immediate

The springhouse is in fair to poor condition. Vegetation has grown in and around the building. There is an interior concrete box with standing water. The wood siding is in fair condition, but loosely attached in some areas. There is a wood door that does not seal properly. The asphalt shingle roof is in good condition.

It is recommended that water be drained from the interior concrete box and a suitable cover be installed. The deteriorated siding and door be should be reattached and replaced to properly protect the structure. It is also recommended that the vegetation be trimmed back at the interior and exterior of building.

4. Mill Pavilion (8)

The mill pavilion is located adjacent to the main farm seat on the back edge of the mill pond's earthen dam. The original, but reworked, concrete spillway for the mill pond is under the pavilion, which rests on a combination of poured in place concrete and heavy timbers. The structure is a heavy, wood timber framed and wood sheathed (1 x 6) roof. The structure has a gabled roof composed of asphalt shingle.

The ends of the roof are covered with wood weatherboard. The open air pavilion has wood flooring, with seating and wooden rails at three sides. The structure was noted as being originally constructed around 1850-1860, then reworked in the 1920's.

G-3. Repair and Restoration of Mill Pavilion
Estimated Cost: $85,000
Priority: Immediate

The mill pavilion is in fair to poor condition. Major structural members, such as heavy timber, appear to be in good condition, although deterioration of exposed wood flooring and siding at gable ends was noted. One side of the asphalt shingle roof appears to be in good condition. The opposite side is in questionable condition. Erosion was noted at the pavilion and appeared to earthen dam intersection and perimeter of structure. As a result, large timbers appear to have been placed to deter runoff from undermining structure.

It is recommended that vegetation be trimmed back at exterior of building. It is also recommended that deteriorated flooring, railing and structural members be repaired or replaced. There is also damaged and deteriorated siding that should be reattached or replaced to properly protect the structure. The perimeter of mill should undergo re-grading to prevent erosion and damage to structure.

E-1 Upgrade of Electrical System
Estimated Cost: $2,000
Priority: Immediate

This structure needs to have its electrical systems upgraded. In order to meet existing codes, it is recommended that this building be rewired.

5. Pump House (10)

The pump house is located adjacent to the mill pavilion, near the main farm seat. It is a wood framed and wood sheathed structure with a concrete foundation made of stone infill. The structure has a gabled roof with asphalt shingles. The structure has non-functional steel and water wheel adjoining foundation. The structure was noted as being constructed in 1938.

G-4. Repair and Restoration of Pump House
Estimated Cost: $15,000
Priority: Immediate

The pump house is in fair to poor condition. Vegetation has grown in and around the structure. The wood siding is in fair condition, but is loosely attached in some areas. The asphalt shingle roof is in good condition.

It is recommended that vegetation be trimmed back at the exterior of the structure. It is also recommended that damaged and deteriorated siding and door be reattached and replaced, as required, to properly protect structure. There is a non-functional steel water wheel in need of sanding or sandblasting. In order to prevent further deterioration, a finish should be prepared and applied to the wheel and housing.

6. Granary (15)

The granary is located adjacent to the farm manager's house. It is a wood framed and wood sided structure with masonry foundation in the form of concrete piers. The building has a main gabled roof with wood strip sheeting and a side lean-to roof. Both roofs are covered in metal paneling. Located at the front of the first level are wood double doors. The structure also contains an entry loading platform, steps, and single pane windows made of wood. The structure has two levels and was noted as being constructed in 1940.

G-5. Repair and Restoration of Granary
Estimated Cost: $15,000
Priority: Immediate

The granary is in fair to good condition. The wood siding and trim is in fair to poor condition. It is also loosely attached in some areas. There are wood doors that do not seal properly. There is also a front entry loading platform and steps that are in a state of disrepair. There are wood framed windows, which are in very poor condition. The exterior finish, which is painted white, is also showing signs of deterioration. The metal roof is in good condition, although unsecured metal panels were noted.

It is recommended that the front entry platform, steps and wood framed windows be replaced. It is also recommended that the damaged and deteriorated siding and doors be reattached or replaced, as required, to properly protect the structure. The exterior should be scraped, sanded, cleaned, prepared and repainted. The metal panel roof should also be reattached and sealed.

7. Forge (18)

The forge is located adjacent to the new farm manager's house. It is a heavy wood framed structure. The original structure, more than likely, consisted of a smaller rectangular structure supported on heavy wood sills, which rested on masonry supports. The structure was possibly enlarged on each side with wood creosote support posts and wood sheathing. There are wood rafters that contain strip sheeting. There is also a corrugated metal panel roof with eaves made of wood siding. The structure was noted as being constructed in 1914.

G-6. Repair and Restoration of Forge
Estimated Cost: $6,000
Priority: Immediate

The forge is generally in fair to good condition. The wood siding is in fair condition, but loosely attached in some areas. The wood siding of the exterior finish is showing signs of deterioration. The corrugated metal roof appears to be in good condition.

It is recommended that the damaged and deteriorated siding and supports be reattached and replaced, as required, to properly protect structure. It is also recommended that bracing be installed to further protect the structure. The exterior wood siding should be scraped, sanded, cleaned, and prepared. Once complete, a new finish should be applied.

8. Garage/Shop (20)

The garage/shop is located adjacent to the new farm manager's house. It is wood framed structure, supported by concrete block foundation. The floor is composed of concrete slab. The structure has metal panel covered sides and a gabled roof. It also has "home built" wood trusses with wood strip

sheeting. The structure has wood framed windows on two sides and is open at one end. The structure was noted as being constructed in 1942.

G-7. Repair and Restoration of Garage/Shop
Estimated Cost: $5,000
Priority: Immediate

The garage/shop is generally in fair to good condition. The metal siding and trim is in fair condition, but is showing signs of deterioration in some areas. There are wood framed windows, which are in very poor condition. The metal roof is in good condition, but some unsecured metal panels were noted.

It is recommended that the wood framed windows be replaced. It is also recommended that the exterior of the structure be scraped, sanded, cleaned, prepared and repainted. The metal panel roof should be reattached and sealed.

9. Fertilizer House (21)

The fertilizer house is located adjacent to the new farm manager's house. It is a wood framed and wood sided structure with masonry foundation, including concrete piers. It also has a main gabled roof covered in metal paneling and wood strip sheeting. The front of the structure has wood double doors, along with an entry loading platform. Located directly adjacent to the structure is a metal storage tank, which rests on concrete slab. The building is littered with debris, such as cardboard boxes and plastic agricultural pesticide containers. The structure has one level and was noted as being constructed in 1942.

G-8. Repair and Restoration of Fertilizer House
Estimated Cost: $10,000
Priority: Immediate

The fertilizer house is in fair condition, with the exception of the wood siding and trim. Most of the wood siding and trim is in very poor condition and is loosely attached and deteriorated in some areas. There are wood doors that do not seal properly. There is also a front entry loading platform and steps that are in a state of disrepair. The exterior finish, made up of white paint, is also showing major signs of deterioration. The corrugated metal roof is in good condition, but some unsecured metal panels were noted.

It is recommended that the front entry platform and steps be replaced. The damaged and deteriorated siding and doors should be reattached and replaced, as required, to properly protect structure. The metal panel roof should be sealed and replaced. The exterior of the structure should be scraped, sanded, cleaned, prepared and repainted.

10. Equipment Shed (25)

The pole barn/equipment shed is located adjacent to the new farm manager's house and is typical pole barn construction. The structure has wood creosote support posts, wood beam rafter supports, "home built" wood trusses, wood stripped sheeting, and a metal panel roof. The eaves are also composed of metal paneling. The structure was noted as being constructed in 1955.

G-9. Repair and Restoration of Equipment Shed
Estimated Cost: $3,000
Priority: Immediate

The equipment shed is in fair to good condition, but has a noticeable lean/shift in one corner and a sag at the center of the lower truss cords. The metal roof appears to be in good condition.

It is recommended that the shed be rebuilt to remedy lean. The lower "home built truss" cords should be reworked to more effectively support the roof. Bracing should also be installed to further protect structure.

11. Equipment Barn (28)

The equipment barn is located in a pasture adjacent to the main barn. It is a wood framed and metal sided structure, containing masonry in the form of a concrete block foundation. The structure has one level with dirt flooring. The structure has a main gabled roof, which is covered in metal paneling. It also has "home built" trusses and wood strip sheeting. Located at the front of the structure is a metal covered door with wood framing. Located at the rear of the structure are wood double doors. The structure was noted as being constructed in 1940.

G-10. Repair and Restoration of Equipment Barn
Estimated Cost: $3,000
Priority: Immediate

The equipment barn is in fair to very good condition. The corrugated paneled metal roof is in good condition. The roof and sides of the structure were noted as having unsecured metal panels.

It is recommended that the damaged and deteriorated siding and roof panels be replaced, as required, to properly protect structure. There are doors located in the rear of the building, which are also in need of repair. There is also foliage adjacent to the structure in need of trimming.

12. Hay Barn (29)

The hay barn is located adjacent to the farm silo. It is a wood framed and metal sided structure with masonry in the form of a poured-in-place concrete foundation. The structure has one level with dirt flooring. The building has main gabled roof with metal paneling, trusses and wood strip sheeting. Located at the front and rear of the structure are sliding wood framed doors, along with the remnants of a livestock gate. The structure was noted as being constructed in 1940.

G-11. Repair and Restoration of Hay Barn
Estimated Cost: $3,000
Priority: Immediate

The hay barn is in fair to good condition, although a slight "hump" was noted on the east side of the structure. The "hump" is located along the lower bottom plate line, atop concrete foundation, and does not appear to be affecting the integrity of the structure at the present time. The corrugated paneled metal roof is in good condition. The metal paneling on the roof and sides of the structure are unsecure.

There is also a small hole located on the west side of the roof, possibly caused by previous storm damage.

It is recommended that the damaged and deteriorated siding and roof panels be reattached and replaced, as required, to properly protect structure. There are doors and livestock gates in need of repair in order to operate properly. There is also foliage adjacent to the structure in need of trimming.

13. Silo Shed (31)

The silo shed is located adjacent to the silo. It is composed of masonry in the form of concrete piers, a foundation and wood floor. The structure also has a roof covered in metal paneling with wood strip sheeting. The structure has one level. The structure was noted as being constructed in 1966.

G-12. Repair and Restoration of Silo Shed
Estimated Cost: $3,500
Priority: Immediate

The silo shed is in fair to poor condition. The wood framing, floor and trim is in fair to poor condition. There is a wood door that does not seal properly. There are also steps that are in a state of disrepair. The metal roof and siding is in fair condition, but some unsecured metal panels and general disrepair were noted.

It is recommended that the floor, trim and wood framing be repaired and replaced. The metal paneled roof and siding should also be reattached and sealed.

E-2 Upgrade of Electrical System
Estimated Cost: $2,000
Priority: Immediate

This structure needs to have its electrical systems upgraded. In order to meet existing codes, it is recommended that this building be rewired.

14. Water Tower Pump House (35)

The pump house is located adjacent to the new farm manager's house. It is a small, wood framed structure with a shed roof, wood strip sheeting and remnants of a metal paneled roof.
The wood sheathing is diagonal with asphalt shingle exterior. The structure includes masonry foundation in the form of concrete block and a dirt floor. The interior of the structure has a wood door and remnants of pump housing. The structure was noted as being constructed in 1940.

G-13. Repair and Restoration of Pump House
Estimated Cost: $5,000
Priority: Immediate

The pump house is in very poor condition. Vegetation has grown in and around the structure. Located at the rear of the structure is wood sheathing that has fallen or been torn off. The majority of metal roof panels are missing, which means the structure is open to weather. The exterior asphalt shingles are in very poor condition and offer very little protection from the elements.

It is recommended that damaged and deteriorated asphalt shingles be removed, or abated, as required. It is also recommended that damaged diagonal wood sheathing be removed and replaced. Damaged metal roof panels should also be replaced. New strip sheeting and metal roofing should also be installed. There is a wood door in need of repair and/or rebuilding. New asphalt shingles should be installed to match existing shingles. There are also exposed rafter tails and wood trim that should be repainted.

15. Water Tower (34)

The water tower is located adjacent to the new farm manager's house. It consists solely of an iron water tower frame resting on concrete pads. There is also a rusty and unstable supply pipe and ladder rising vertically within the framework. Vegetation has grown up within the framework.

G-14. Repair of Water Tower
Estimated Cost: $1,000
Priority: Immediate

The water tower is generally in fair condition.

It is recommended that the rusty and unstable supply pipe riser and ladder be removed. Vegetation should be cleared and barriers installed to prevent access to tower.

16. Worker's House #1 (41)

Worker's house #1 is an L-shaped, wood framed and wood sided structure. It contains masonry foundation in the form of brick piers with concrete block infill at main portion. There is a rear addition to the structure, which is supported by concrete piers with concrete block infill. There is also a shed roofed bathroom addition, supported by creosote posts. The structure has a main gabled roof covered with metal paneling. It also contains wood strip sheeting with a back lean-to and shed roof, both of which are also metal paneling. The structure has wood doors and wood framed, single pane windows. The interior has bead-board wall paneling and 5-panel wood doors. There is also a bathroom that was, more than likely, added during the mid to late sixties. The structure was noted as being constructed in 1914, then moved and expanded in 1938.

G-15. Renovation and Restoration of Worker's House #1
Estimated Cost: $125,000
Priority: Immediate

Worker's house #1 is generally in fair to poor condition. The majority of wood siding and trim is also in fair to poor condition. It is also deteriorated and loosely attached in some areas. The wood framed windows are in very poor condition. The exterior finish, which is painted white, is also showing major signs of deterioration. The metal roof is in fair condition, although unsecured metal panels were noted.

It is recommended that the bathroom addition be demolished and removed from main portion of structure. The non-period front porch railing and other accompaniments should also be removed. The structure should be renovated and restored to 1938 period architecture.

E-3 Installation of Fire Alarm System
Estimated Cost: $500
Priority: Immediate

The installation of smoke detectors is recommended. This is for the protection of sleeping areas, as required by code.

E-4 Upgrade of Electrical System
Estimated Cost: $2,000
Priority: Immediate

This structure needs to have its electrical systems upgraded. In order to meet existing codes, it is recommended that this building be rewired.

17. Worker's House #2 (42)

Worker's house #2 is also an L-shaped, wood framed and wood sided structure with masonry foundation and chimneys. The masonry is in the form of brick piers with brick infill.
The structure has a main gabled roof covered with metal paneling. It also contains wood strip sheeting with a back lean-to and shed roof (bathroom addition), both of which are also metal paneling. The structure has wood doors and wood framed, single pane windows. The original porches at the front and rear of the structure have been enclosed. The structure was noted as being constructed in 1914.

Note: Access to interior of the structure was not available at time of survey.

E-5 Recommend Installation of Fire Alarm System
Estimated Cost: $500
Priority: Immediate

The installation of smoke detectors is recommended. This is for the protection of sleeping areas, as required by code.

M-2 Complete Mechanical and Plumbing Renovation
Estimated Cost: $40,000
Priority: Immediate

Worker's house #2 is heated by several portable kerosene wick heaters, causing the risk of fire to be extremely high. The method of heating, along with very high fuel loads inside the building and the old electrical system in this structure are all contributing factors to the (fire risk?). This should be addressed as soon as possible. The structure has a new hot water heater, is cooled by window air conditioners, and has water provided by a shallow (15 foot deep) well.

G-16. Renovation and Restoration of Worker's House #2
Estimated Cost: $150,000
Priority: Immediate

Worker's house #2 is generally in fair to poor condition. The majority of wood siding and trim is also in fair to poor condition, but is deteriorated and loosely attached in some areas. The exterior finish, which is painted white, is also showing signs of deterioration. The metal roof is in fair condition, although some unsecured metal panels were noted. There are also wood framed windows, which are in poor condition.

It is recommended that the non-period porch enclosures and other accompaniments be removed. The structure should also be renovated and restored to period architecture.

18. Worker's House #3 Fragment (43)

Worker's house #3 is a wood framed structure with partial wood siding. The structure contains masonry foundation, including brick piers. The main gabled roof is covered in metal paneling and contains wood strip sheeting. The structure was noted as having been altered and moved from a previous location. As a result, portions of the structure have exposed interior sheathing, as well as an incomplete building envelope. The structure has one level. The structure was noted as being constructed in 1925 and partially dismantled in 1992.

G-17. Demolition of House Fragment
Estimated Cost: $6,000
Priority: Immediate

The remaining structure is in very poor condition. The site is also littered with debris. There are major signs of deterioration on wood trim, windows, framing, and a door. The remaining architectural, mechanical and electrical systems are beyond repair.

It is recommended that hazardous materials associated with this building demolition be abated. It is also recommended that the structure be demolished. Once the demolition is complete, the site should be cleaned, graded and reseeded.

19. Bulk Tobacco Barn (48)

The bulk tobacco barn sits adjacent to a manufactured bulk barn and is located at the edge of the open pasture, near the east side of the main path to Manchester Road. The structure is wood framed and supported by a concrete block foundation. The building has a gabled roof covered in metal paneling. It also contains wood strip sheeting and large plywood swinging doors. The structure was noted as being constructed in 1970.

G-18. Repair and Restoration of Tobacco Barn
Estimated Cost: $3,000
Priority: Immediate

The tobacco barn is in fair to good condition. Although the metal siding and trim are in fair condition, some areas are showing signs of deterioration. The metal roof is in good condition.

It is recommended that debris be cleared from around the barn. It is also recommended that loose panels at the metal paneled roof be reattached and sealed. There are also wood sided eaves in need of repair and swinging plywood doors that should be repainted.

20. Worker's House #4 (51)

Worker's house #4 is a one-story wood framed structure. It contains an attic and front gable with side wings. The house has a wood weatherboard exterior with exposed rafter tails and a sheet metal roof on wood strip sheeting. The structure has front and rear porches and includes brick pier and concrete block foundation. The structure was noted as being constructed in 1925 and altered around 1962-1964.

G-19. Repair and Refurbishing of Worker's House
Estimated Cost: $ 55,000
Priority: Immediate

Worker's house #4 is in fair to good condition. Although the wood siding and trim is in fair condition, the finish at the exterior weatherboard is showing signs of deterioration. This is mainly evident at the rear of the weatherboard. The vinyl framed and aluminum storm windows are in good condition. The exterior trim finish, which is painted white, is showing signs of deterioration. The metal roof is in fair to poor condition with noticeable rust and deterioration. There are major signs of age and deterioration on the flooring of the front porch. There was no insulation noted at crawl space flooring.

It is recommended that the deteriorated front porch flooring, exterior siding and associated trim be replaced. The remaining side and trim, as well as new materials, should be prepared and painted. It is also recommended that the metal roof be scraped, sanded, cleaned, sealed, and repainted. Insulation should also be installed at the floor system crawl space.

M-3 Complete Mechanical and Plumbing Renovation
Estimated Cost: $25,000
Priority: 1 Year

This structure has a DX air conditioning system and a fuel oil furnace. The electric hot water heater is functioning and appears to be serviceable. Soot above the floor registers indicates that the furnace heat exchanger may be leaking carbon monoxide into the house. Water from the adjacent pump house has high iron content, causing discoloration in the bathroom sink.

It is recommended that all plumbing and HVAC system components be replaced. It is also recommended that carbon monoxide levels be checked before the house is reoccupied.

21. Worker's House #5 (54)

Worker's house #5 is a one-story concrete block structure with a sheet metal roof, attic and front gable. The front porch has a concrete block foundation, poured concrete floor and metal posts. The structure was noted as being constructed in 1947.

G-20. Demolition of Block House
Estimated Cost: $25,000
Priority: Immediate

Worker's house #5 is in very poor condition. The site is littered with debris. There are major signs of deterioration evident in the wood trim, windows and front porch framing. The architectural, mechanical and electrical systems are beyond repair.

It is recommended that hazardous materials associated with this building demolition be abated. It is also recommended that the structure be demolished. Once the demolition is complete, the site should be cleaned, graded and reseeded.

22. North Pasture Tobacco Barn #1 (57)

North pasture tobacco barn #1 is located in a large open field at the far northeast reach of the property. The structure is made of concrete block masonry with the remnants of a wood framed, metal covered roof. There are two door openings without doors. The tier poles have been removed. The structure was noted as being constructed between 1939 and 1940.

G-21. Repair and Restoration of Tobacco Barn
Estimated Cost: $10,000
Priority: Immediate

North pasture tobacco barn #1 is in fair to good condition. This assessment does include the walls.

It is recommended that the remnants of the roof be torn off. It is also recommended that a new roof structure and covering be installed. Vacant openings should have doors installed. The tier poles and tobacco barn should be restored to period architecture.

23. North Pasture Tobacco Barn #2 (58)

North pasture tobacco barn #2 is located in a large open field at the far northeast reach of the property. This structure is in better condition than the previous tobacco barn and is composed entirely of concrete block masonry. There are remnants of a wood framed, metal covered roof. There is one door opening with without a door. The tier poles have been removed. The structure was noted as being constructed between 1939 and 1940.

G-22. Repair and Restoration of Tobacco Barn
Estimated Cost: $10,000
Priority: Immediate

North pasture tobacco barn #2 is in fair to good condition. This assessment does include the walls.

It is recommended that remnants of the roof be torn off. It is also recommended that a new roof structure and covering be installed. The vacant door opening should have a door installed. The tier poles and tobacco barn should be restored to period architecture.

24. Woodshed (4)

G-23 Roof Replacement
Estimated Cost: $1,000
Priority: 3 Years

The woodshed is in very poor condition. It is an open woodshed with a metal roof.

It is recommended that the structure be renovated. This includes replacement of the roof.

25. Farm Seat Garage (3)

G-24 Full Renovation
Estimated Cost: $12,000
Priority: 3 Years

The farm seat garage is in poor condition. It is a wood framed structure with lapboard sidings and a metal roof.

It is recommended that the structure be renovated or restored to historical quality.

26. Kennel (5)

G-25 Demolition of Site
Estimated Cost: $3,000
Priority: Immediate

This structure was originally used as a shop for dog kennels with attached cages/pens. It has wood siding with storm windows and a metal roof. It is currently used for offices and storage. This building is not purported to have historical significance.

It is recommended that this structure be demolished and the site graded to a safe condition.

27. Boathouse (6)

G-26 Demolition of Site
Estimated Cost: $3,000
Priority: Immediate

The boathouse is in extremely poor condition. All components including wood siding, doors and framing are in poor to dangerous condition. Renovation of this structure does not appear to be practical or feasible.

It is recommended that this structure be demolished and the site graded to a safe condition.

Note: If the structure is deemed significant to the park, it should be examined, photographed and archived for information to use for a replicate building.

28. Mill House & Gates (12)

G-27 Historical Quality Renovation/Restoration
Estimated Cost: $600,000
Priority: 5 Years

The mill house, dam gates and spillway are in extremely poor condition and present a safety hazard.

All components of the structure are in very poor condition. This includes framing, floors, ceilings, doors, windows and the roof. The equipment in the structure is rusted and non-functional. The structure will continue to weather and deteriorate unless restored.

It is recommended that the structure be renovated or restored to historical quality. It is also recommended that the area be fenced immediately to prevent unauthorized entry.

29. Worker's House #4 Garage and Pump House (52 and 53)

G-28 Restoration/Renovation
Estimated Cost: $45,000
Priority: 5 Year

Worker's house #4 is in very poor condition and is leaning. It contains a dirt floor and metal roof, which is rusted and no longer useful. The pump house is made of cinderblock. These structures will continue to deteriorate unless they are renovated or restored.

It is recommended that worker's house #4 receive an extensive renovation to restore the structure to historical quality. The pump house is also in need of a less extensive renovation.

30. Pack House (47)

G-29 Roof Replacement
Estimated Cost: $45,000
Priority: 5 Year

The pack house is in poor condition. It is a wood framed structure with wood windows and metal siding. It also contains a metal roof, which is in poor condition.

It is recommended that the roof, wood doors and windows be replaced. It is also recommended that the metal siding be repaired.

31. Main Path Tobacco Barns #1 and #2 (49 and 50)

G-30 Demolition
Estimated Cost: $5,000
Priority: Immediate

Tobacco barn #2 has completely fallen in and is a pile of debris.

Tobacco barn #1 is in very poor condition and presents a safety hazard. All wood is rotten and the structure is unstable and unsound.

The remains of the partly standing tobacco barn should be demolished. Both barns and debris should be removed and the site restored to a safe condition.

32. Storage Shed (38)

The storage shed is in very good condition. It consists of metal walls, a garage, doors and a concrete floor.

E-6 Upgrade of Electrical System
Estimated Cost: $1875
Priority: Immediate

This structure needs to have its electrical systems upgraded. In order to meet existing codes, it is recommended that this building be rewired.

33. Hog Shelter/Feeding House

G-31 Demolition and Site Restoration
Estimated Cost: $3,000
Priority: Immediate

The hog shelter/feeding house is in poor condition and is currently being used as a dog pen. It has no real value and presents a safety hazard. It is recommended that the structure be demolished and the site restored to a safe condition.

34. Machine Shed (37)

G-32 Demolition and Site Restoration
Estimated Cost: $3,000
Priority: Immediate

The machine shed is in very poor condition and presents a safety hazard.

It is recommended that this structure be demolished and the site restored to a safe condition.

35. Overseer's House (39)

G-33 Demolition and Site Restoration
Estimated Cost: $250,000
Priority: 5 Years

The overseer's house is in extremely poor condition and is beyond restoration. It contains a rusted metal roof, as well as rotted and deteriorated wood. Renovation of this structure does not appear to be practical or feasible.

It is recommended that this structure be demolished and the site restored to a safe condition. It is also recommended that the structure be fenced to prevent unauthorized entry.

36. Grain Bin (32)

G-34 Wall and Roof Replacement
Estimated Cost: $20,000
Priority: 5 Years

The grain bin is in good condition. The structure has metal siding, which is beginning to rust and should be maintained.

It is recommended that the metal walls and roof be replaced.

37. Silo (30)

G-35 Roof Replacement
Estimated Cost: $5,000
Priority: 5 Years

This structure is a concrete silo with a metal roof.

It is recommended that the roof be replaced.

38. Feeder Shed (27)

G-36 Renovation/Rebuilding
Estimated Cost: $20,000
Priority: 5 Years

The feeder shed is in fair condition. This structure is a creosote treated pole barn with light wood roof framing and a metal roof.

It is recommended that the entire structure be renovated or replaced in approximately five years.

39. Great Barn (26)

G-37 Rebuilding and Fencing
Estimated Cost: $250,000
Priority: 5 Years

The great barn is in very poor condition and is a safety hazard. Almost all of the wood used for this structure is deteriorated.

It is recommended that the structure be rebuilt. Some of the wood on the current structure could possibly be used in rebuilding. It is also recommended that the structure be fenced off to prevent unauthorized entry.

40. Pack House (17)

G-38 Historical Quality Renovation/Restoration
Estimated Cost: $30,000
Priority: 5 Years

The pack house is in fair condition. The structure includes a brick foundation with metal walls. The original wood doors and windows are rotten and have deteriorated. The wood floors and metal roof are in fair to good condition. The building appears to be structurally sound, but could be restored. The structure will continue to weather and deteriorate unless restored.

It is recommended that the entire structure be restored or replaced.

41. Tractor Shed (16)

G-39 Roof and Wall Repairs
Estimated Cost: $15,000
Priority: 3 Years

The tractor shed is in fair to good condition. It contains three metal siding walls, a roof and one window.

It is recommended that the walls and roof be repaired.

42. Farm Manager's Residence (13)

G-40 Exterior/Interior Painting and Minor Repairs
Estimated Cost: $25,000
Priority: 3 Years

The farm manager's residence is a brick ranch style house. It is currently occupied and is very well maintained. Almost all components are original, including carpeting, flooring, windows and doors. A new roof was installed in 1990. The structure was noted as being constructed in 1970.

It is recommended that the exterior wood trim, windows, doors, interior gypsum board walls and interior trim be painted. It is also recommended that there be minor repairs made to some of the deteriorating wood window frames. The carpet should also be replaced.

E-7 Installation of Fire Alarm System
Estimated Cost: $500
Priority: Immediate

The installation of smoke detectors is recommended. This is for the protection of sleeping areas, as required by code.

43. Worker's House #2 Garage (45)

G-41 Demolition and Restoration of Site
Estimated Cost: $1,000
Priority: Immediate

Worker's house # 2 garage is located behind a currently occupied retired worker's house. It is a small and extremely deteriorated shed that can not be restored. If the structure is determined to have historical significance, it would need a historical replacement.

It is recommended that the site be demolished and restored to a safe condition.

44. New Farm Manager's House (33)

G-42 Exterior/Interior Painting
Estimated Cost: $10,000
Priority: 3 Years

The new farm manager's house is a ranch style house. It is currently occupied and is in very good condition. The structure was noted as being constructed in 1988.

It is recommended that the windows, doors, interior walls, and trim (interior and exterior) be painted. It is also recommended that the carpet be replaced.

E-8 Installation of Fire Alarm System
Estimated Cost: $500
Priority: Immediate

The installation of smoke detectors is recommended. This is for the protection of sleeping areas, as required by code.

SUMMARY OF SITE AND GENERAL BUILDING ITEMS:

ITEM NO.	IMMEDIATE COSTS	1-YEAR COSTS	3-YEAR COSTS	5-YEAR COSTS
G-1				$650,000
M-1	$300,000			
G-2	$6,000			
G-3	$85,000			
E-1	$2,000			
G-4	$15,000			
G-5	$15,000			
G-6	$6,000			
G-7	$5,000			
G-8	$10,000			
G-9	$3,000			
G-10	$3,000			
G-11	$3,000			
G-12	$3,500			
E-2	$2,000			
G-13	$5,000			
G-14	$1,000			
G-15	$125,000			
E-3	$500			
E-4	$2,000			
E-5	$500			
M-2	$40,000			
G-16	$150,000			
G-17	$6,000			
G-18	$3,000			
G-19	$55,000			
M-3		$25,000		
G-20	$25,000			
G-21	$10,000			
G-22	$10,000			
G-23			$1,000	
G-24			$12,000	
G-25	$3,000			
G-26	$3,000			
G-27				$600,000
G-28				$45,000
G-29				$45,000
G-30	$5,000			
E-6	$2,000			
G-31	$3,000			

G-32	$3,000			
G-33				$250,000
G-34				$20,000
G-35				$5,000
G-36				$20,000
G-37				$250,000
G-38				$30,000
G-39			$15,000	
G-40			$25,000	
E-7	$500			
G-41	$1,000			
G-42			$1,000	
E-8	$500			
TOTAL	**$912,500**	**$25,000**	**$54,000**	**$1,915,000**

TOTAL COST OF ALL OF THE ABOVE: $2,906,500

Note: The costs shown do not include necessary amounts for contingencies, design fees, and escalation.

APPENDIX F: RESOURCES AND REFERENCES

Digital Resources

New Parks for a New Century: Proposed Additions to the North Carolina State Parks System, April 2002, http://www.ncparks.gov/About/plans/new/main.php

N.C. River Basin Map, http://www.eenorthcarolina.org/public/ecoaddress/riverbasins/riverbasinmap/interactive.htm

N.C. Geology Map, http://www.geology.enr.state.nc.us/usgs.geomap.htm

N.C. State Physiographic Map, NC Geological Survey Division of Land Resources, http://www.geology.enr.state.nc.us

U.S. Forest Service, Equestrian Design Guidebook for Trails, Trailheads, and Camping, http://www.fs.fed.us/t-d/pubs/htmlpubs/htm07322816/pqge 12.htm

N.C. Division of Parks and Recreation, NC Outdoor Recreation Plan 2009-2013 (SCORP), http://www.ncparks.gov/About/plans/scorp/main.php

N.C. Division of Parks and Recreation, Environmental Sustainability Initiatives, http://www.p2pays.org/ref/07/06568/2001/nframe.asp?type=AGY&page=AGY-parks.htm

USFS National Survey on Recreation and the Environment (NSRE) for North Carolina and the North Carolina Market Region, http://www.srs.fs.usda.gov/trends/Nsre/nsremod.html

N.C. Department of Water Quality, http://portal.ncdenr.org/web/wq

Cumberland County Parks and Recreation Plan, http://www.fcpr.us/

Cumberland County Planning, http://www.co.cumberland.nc.us/planning.aspx

Hagley Museum and Library, Manuscripts and Archives Department, J.B. Campbell Water Wheel Company, http://www.hagley.lib.de.us/

Fire Ratings of Archaic Materials and Assemblies, http://www.huduser.org/publications/destech/fire.html

914 Code for Fire Protection in Historic Structures, National Fire Protection Association (NFPA), http://nfpa.org

Secretary of the Interior's Standards for the Treatment of Historic Properties, http://www.nps.gov/history/hps/tps/standards_guidelines.htm

Hard Copy Resources

N.C. EEP Conservation Easement, State of North Carolina Conservation Easement, September 2007

Fayetteville Area Metropolitan Planning Organization, 2035 Long Range Transportation Plans, April 2009

FAMPO Multi-Modal Congestion Management Plan, Town of Spring Lake, December 2009

National Register of Historic Places, United States Department of the Interior, National Park Service, March 1994

N.C. DENR - Division of Water Quality, Water Quality Planning Section

N.C. DENR - Basinwide Assessment Report - Cape Fear River Basin, August 2004

FCAP DOI Report, Report: Property at SR 1451 (Manchester Road), Long Valley Farms, Spring Lake N.C.

FIRM Maps, NC Flood Insurance Rate Map Panel 0503, January 2007

TNC Site Survey Reports - Carvers Falls, Sandhills, Long Valley Farm

Archaeological Survey of a Proposed Water Line - Harnett County, NC, October 2007

An Inventory of the Significant Natural Areas of Harnett County, NC - North Carolina Natural Heritage Program, February 2007

Natural Area Inventory of Cumberland County, North Carolina, 2002

UT to Jumping Run Creek Stream and Wetland Restoration Plan, Cumberland County, North Carolina. Prepared for NCDENR – EEP, July 2008

Overhills, North Carolina; Historic American Landscape Survey Level One Recordation, The Jaeger Company, January 2006

Rural Industries of the Sand Hills; Georgia, South Carolina and North Carolina, A Historic Context, New South Associates, 2009

Stewardship Management Plan - Long Valley Farm, The Nature Conservancy, 2005

Overhills, North Carolina Interactive Museum, DVD, Fort Bragg Cultural Resources

Overhills (Images of America: N.C.) - Jeffrey D. Irwin and Kaitlin O'Shea, 2008

Real Property Master Plan, Long Range Component - Fort Bragg, North Carolina, October 2008

Phase II Testing of Eight Sites (31CD1356, 31CD1396, 31CD1411, 31HK2022, 31HK2026, 31HK2444, 31HK2485, and 31HT804), Cumberland, Hoke and Harnett Counties, Fort Bragg, North Carolina - Jay W. Gray, 2009

Phase II Archaeological Testing and Evaluation of Five Prehistoric Sites in Harnett and Cumberland Counties, Fort Bragg, North Carolina - John S. Cable, 2010

Digital Mapping Resources

File	Data File	Source	Year
Orthophotography Data	cumb_naip08	National Agriculture Imagery Program	2008
Cumberland County parcels	cumberland_parcels	Cumberland County Planning Dept.	2008
Harnett County Parcels	harnett_parcels	Harnett County Planning Dept.	2008
Hydrology- Streams/Rivers	hydro24k_arc	N.C. Division of Water Quality	2006
Hydrology- Lakes	hydro24k_poly	N.C. Division of Water Quality	2006
Landcover	lc96	N.C. Center for Geographic Information and Analysis	1998
Municipal Boundaries	Municipalboundaries_polys	N.C. Department of Transportation	2008
Roads	LRCS_Arcs	N.C. Department of Transportation	2008
Forsyth County Elevation-LIDAR	elevation	N.C. Department of Transportation	2007
Davie County Elevation-LIDAR	elevation	N.C. Department of Transportation	2007
Railroad	rr	N.C. One Map	2007
Soil-Cumberland County	soil_nc051	U.S. Department of Agriculture, Natural Resources Conservation Service	2009
Soil-Harnett County	soil_nc086	U.S. Department of Agriculture, Natural Resources Conservation Service	2007
Utilities	utilities	Cumberland County Planning Dept.	2000
Forsyth County 100-year Flood	eflood	N.C. Division of Emergency Management	2007
Davie County 100-year Flood	eflood	N.C. Division of Emergency Management	2007
Study Area	Study_Area_approx	N.C. Department of Parks and Recreation	2010
Ecosystem Enhancement Progam	EEP_Restoration	N.C. Department of Parks and Recreation	2009
Red-cockaded Woodpecker Colonies	fa_rcwtrees	N.C. Department of Parks and Recreation	2009
Natural Element Occurrences	nheo	N.C. Department of Parks and Recreation	2009
CACR State Park Boundaries	CACR_stprk_boundaries	N.C. Department of Parks and Recreation	2009
Significant Natural Heritage Areas	snha	N.C. Department of Parks and Recreation	2009
Long Valley Farm	Long_valley_Farm	N.C. Department of Parks and Recreation	2009
Long Valley Farm Roads	LVF_Roads	N.C. Department of Parks and Recreation	2009
Long Valley Farm-Life Estates	LVF_life_estates	N.C. Department of Parks and Recreation	2009
Revised CACR Study Area	CACR_ncprk	N.C. Department of Parks and Recreation	2009
CACR Sandhills Roads	CACR_sandhills	N.C. Department of Parks and Recreation	2009
CACR-Wetland Crews	cumb_crews	N.C. Department of Parks and Recreation	2010
Geology	geol	N.C. DENR-Division of Land Resources, N.C. Geological Survey	1998
Hillshade-Cumberland County	hillshade	N.C. Department of Transportation	2007
Hillshade-Harnett County	hillshade	N.C. Department of Transportation	2007
Wetland	nwi	U.S. Fish & Wildlife Service, National Wetlands Inventory	1999
Cumberland County Topography-LIDAR	Contour_02	N.C. Department of Transportation	2007
Cumberland County Topography-LIDAR	Contour_04	N.C. Department of Transportation	2007
Cumberland County Topography-LIDAR	Contour_20	N.C. Department of Transportation	2007
Harnett County Topography-LIDAR	Contour_02	N.C. Department of Transportation	2007
Harnett County Topography-LIDAR	Contour_04	N.C. Department of Transportation	2007
Harnett County Topography-LIDAR	Contour_20	N.C. Department of Transportation	2007
Bike Routes	BikeRoutes	N.C. Department of Transportation	2005
County Boundaries	cb100poly	N.C. Department of Transportation	2006